

# 32 PROVENE GARDENS

Waltham Chase, SO32 2LE

OIEO £400,000



**WELLER  
PATRICK**



## PROPERTY FEATURES

A detached bungalow with two/three bedrooms set in a popular location in the village of Waltham Chase

Entrance Hall ● Kitchen ● Lounge ● Bathroom ● Two Bedrooms ● Bedroom 3 / Dining Room

Garage ● Driveway Parking ● Established Front & Rear Gardens ● Solar Panels ● Viewing Recommended



## DESCRIPTION

A detached three bedroom bungalow with a driveway and garage situated in a popular location within the village of Waltham Chase.

The accommodation briefly comprises a lounge with a feature fireplace and wood stove, kitchen, three bedrooms, one currently used as a dining room and a bathroom. Outside is an attractive and established rear garden, single garage and driveway offering ample parking.

Waltham Chase benefits from a convenient location between Bishops Waltham and Wickham, both of which offer a wide range of amenities such as shops, restaurants, bakeries, coffee shops and chemists.

Within Waltham Chase itself, you will find a convenience store, village hall, and a highly regarded primary school. Secondary education can be found in the nearby village of Swanmore.

For those who commute, major cities such as Southampton, Winchester, Fareham, and Portsmouth are easily accessible by road.

Additionally, rail services to London can be accessed from Petersfield, Winchester, and Botley.

Viewing is highly recommended.

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 Waltham Chase  
 SO32 2LE



## DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. Proceed into the village and turn right at the traffic lights into Curdrige Lane. Turn first right into Provene Gardens. Follow the road round to the left and no 32 Will be on your right.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services mains electricity, gas, water and drainage. Solar Panels.

## VIEWINGS

By appointment through Weller Patrick.  
 Tel: 01489 893555

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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